

Planning Board Meeting

March 9, 2005

The Board chairperson called the meeting to order at 7:40 PM March 9, 2005.

Board members present were: Martha Morrison, chair, Gregor Smith, Jan Ablon, James Decoules and Steve Whelan, clerk.

Visitors present were: Richard Gant, Finance Committee, Michael O'Hara, applicant and citizen.

Mr. Decoulos reviewed the contingencies associated with approval of the Definitive Plan for the Extension of the Fox Run Road. The approval was voted on at a previous meeting subject to these conditions outlined by Jim. A list of constructions conditions was also agreed to and signed by the applicant, Mr. O'Hara. Members signed copies of the plan and attached the conditions for filing.

Motion was made to accept the minutes of March 7, 2005 where we met with Mark Johnson regarding the Elderly Housing District changes.

Martha pointed out that we need to review fee structure and the hiring of a Planning Co-coordinator with a representative of the Finance Committee and we intended to do so on March 16, 2005. Mr. Gant indicated that he would be present for that meeting and left.

The Board discussed two items: "The Right to Farm" by-law and the creation of an "Agricultural Commission." After some discussion, it was agreed that changes need to be explored regarding these items. The Board of Health needs to be consulted and requiring documents for the sale of every piece of property may pose problems of enforcement. Revisions will be made for the next meeting.

The Board discussed item 531120 from the NAICS directory and Gregor agreed to work up definitions specific to Topsfield for inclusion in our Table of Uses. The chairperson suggested reviewing changes to the present Business Highway. After lengthy discussion, Board put together the following possible items to present for this year's Town Meeting in May:

1. Stormwater Management –this should be done in conjunction with that group.
2. Phased Growth—Jim Decoulos will draft and circulate.
3. Right to Farm—as discussed at this meeting
4. Creation of an "Agricultural Commission"
5. Add definitions to "Table of Uses"
 - a. Hospital, Assisted living facility, other
 - b. Conference facility and others

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1. Density and dimensions of the Business Village.
2. Changing of building height to allow gables rather than flat roof buildings
3. Elderly Housing District

The chairperson indicated that the next meeting will be devoted to the Elderly Housing District and Kathleen O'Donnell will be present.

Motion was made and seconded to adjourn the meeting.

Respectfully submitted, Steve Whelan, clerk